

PROJECT SITE DATA

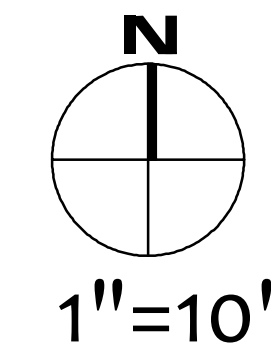
OWNER: CHANDLER HOMES
SITE ADDRESS: 7845 NE 122ND PLACE
KIRKLAND, WA 98034
TAX ACCT. NO.: 607650-0421
TOTAL GROSS AREA: 46,753 SF

PROJECT CONTACT LIST

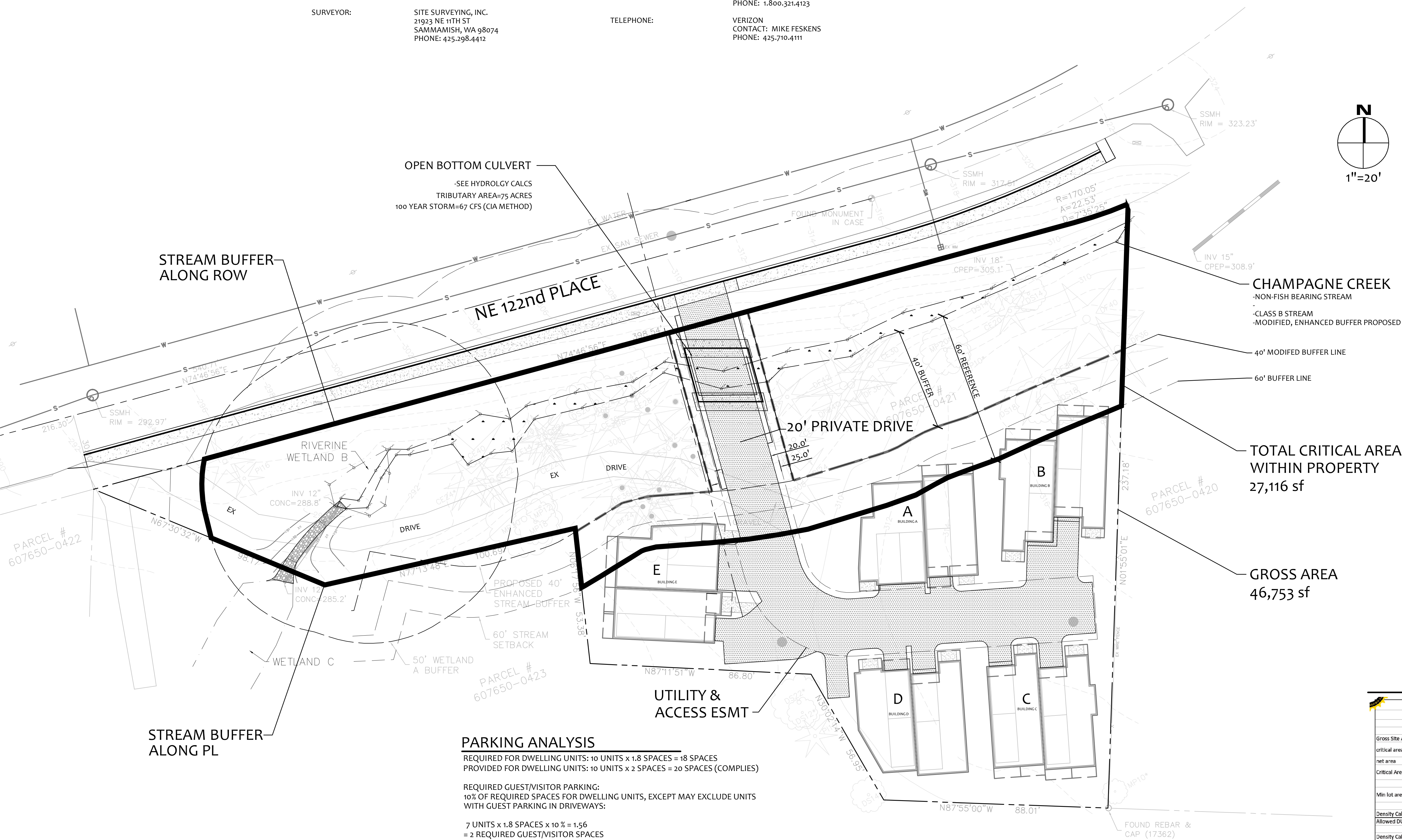
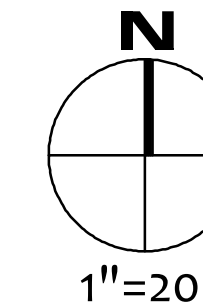
OWNER: CHANDLER HOMES
ENGINEER: CIVIL ENGINEERING SOLUTIONS
2244 NW MARKET STREET, SUITE B
SEATTLE, WA 98107
CONTACT: DUFFY ELLIS, PE
PHONE: 206.930.0342
DUFFY@CESOLUTIONS.US
SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

UTILITY CONTACT LIST

SANITARY SEWER: *
WATER: *
ELECTRIC: PUGET SOUND ENERGY
PHONE: 1.800.321.4123
GAS: PUGET SOUND ENERGY
PHONE: 1.800.321.4123
TELEPHONE: VERIZON
CONTACT: MIKE FESKENS
PHONE: 425.710.4111



KIRKLAND COTTAGES
SITE PLAN / DENSITY CALC



CHAMPAGNE CREEK
-NON-FISH BEARING STREAM
-CLASS B STREAM
-MODIFIED, ENHANCED BUFFER PROPOSED

TOTAL CRITICAL AREA
WITHIN PROPERTY
27,116 sf

GROSS AREA
46,753 sf

PARKING ANALYSIS

REQUIRED FOR DWELLING UNITS: 10 UNITS x 1.8 SPACES = 18 SPACES
PROVIDED FOR DWELLING UNITS: 10 UNITS x 2 SPACES = 20 SPACES (COMPLIES)

REQUIRED GUEST/VISITOR PARKING:
10% OF REQUIRED SPACES FOR DWELLING UNITS, EXCEPT MAY EXCLUDE UNITS
WITH GUEST PARKING IN DRIVEWAYS:

7 UNITS x 1.8 SPACES x 10% = 1.56
= 2 REQUIRED GUEST/VISITOR SPACES
PROVIDED GUEST/VISITOR PARKING: 2 SPACES (COMPLIES)

AFFORDABLE HOUSING

KZC 112.15 SAYS THAT DEVELOPMENTS OF 4+ UNITS MUST HAVE 10 %
AFFORDABLE HOUSING UNITS, SO FOR A 10 UNIT DEVELOPMENT, 1
AFFORDABLE UNIT WOULD BE REQUIRED. UNIT C OF DUPLEX PAIR #5 IS THE
DESIGNATED AFFORDABLE HOUSING UNIT

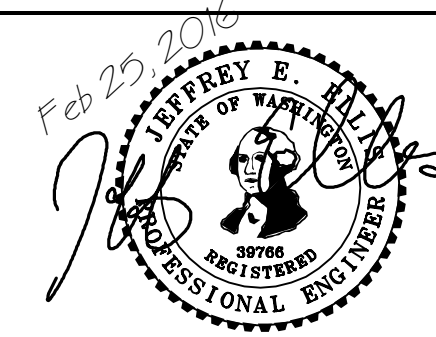
DENSITY CALC

Chandler Homes Cottage Site		
Density Calculation		
Item	calculation 1	Comments
Gross Site Area	46,753	
critical area	27,116	total area of stream/wetland and buffer area within property
net area	19,637	Net=Gross minus critical area and buffer
Critical Area Percent	58.0%	This number used below as required for density calc
Min lot area	2,400	Both 2400 and 3600 versions tried. Not sure which is correct min lot area per zoning table
Density Calculation Part 1 (net area)		Divide net area by min lot area
Allowed DU calculated part 1	8.18	lots allowed for "net" area
Density Calculation Part 2 (critical area)		
Allowed DU part 2 (unadjusted)	11.30	gross lots allowed for Critical area portion
Adjustment factor	0.50	Adjustment factor per City table based on site's percent critical area
DU calculated part 2 (adjusted)	5.65	lot count reduced per adjustment factor.
Allowed lots (non-rounded)	13.83	combine lot count (non rounded)
Allowed density	13	adjust count based on fraction above or below 0.5

NO.	DATE	BY	REVISIONS

APPLICANT
CHANDLER HOMES
10220 NE 110TH STREET
KIRKLAND, WA 98033

DATE: Feb 25, 2016
JOB# 1430
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING
SOLUTIONS

2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

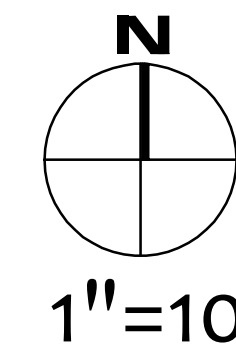
KIRKLAND COTTAGES SITE PLAN

KIRKLAND COTTAGES
7845 NE 122nd PLACE, KIRKLAND, WA 98034

DRAWING NO:

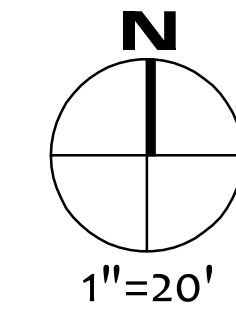
C1.0

APN 607650-0421



KIRKLAND COTTAGES

SURVEY SHEET#2



CHAMPAGNE CREEK
CLASS B STREAM-
DELINEATION BY THE WATERSHED CO.

RIVERINE WETLAND B
KIRKLAND TYPE 3 WETLANDS-
50' BUFFER REQ.-
DELINEATION BY THE WATERSHED CO.

CHAMPAGNE CREEK

-NON-FISH BEARING STREAM
-CLASS B STREAM (KZC.90.30.6)
-40' MODIFIED BUFFER WITH BUFFER ENHANCEMENT PROPOSED

40' MODIFIED STREAM BUFFER

60' STREAM BUFFER

NE 122nd PLACE

RIVERINE
WETLAND B

INV 12"
CONC=288.8'

INV 12"
CONC=285.2'

WETLAND C

50' WETLAND
A BUFFER

PROPOSED 40'
ENHANCED
STREAM BUFFER

60' STREAM
SETBACK

PARCEL #
607650-0423

PARCEL #
607650-0422

PARCEL #
607650-0420

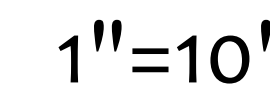
FOUND REBAR &
CAP (17362)

NO.				DATE				BY				REVISIONS			

OWNER:	CHANDLER HOMES
SITE ADDRESS:	7845 NE 122ND PLACE KIRKLAND, WA 98034
TAX ACCT. NO.:	607650-0421
TOTAL GROSS AREA:	42,028 S.F. OR (0.96 ACRES±)

OWNER:	CHANDLER HOMES
ENGINEER:	CIVIL ENGINEERING SOLUTIONS 2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107 CONTACT: DUFFY ELLIS, PE PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US
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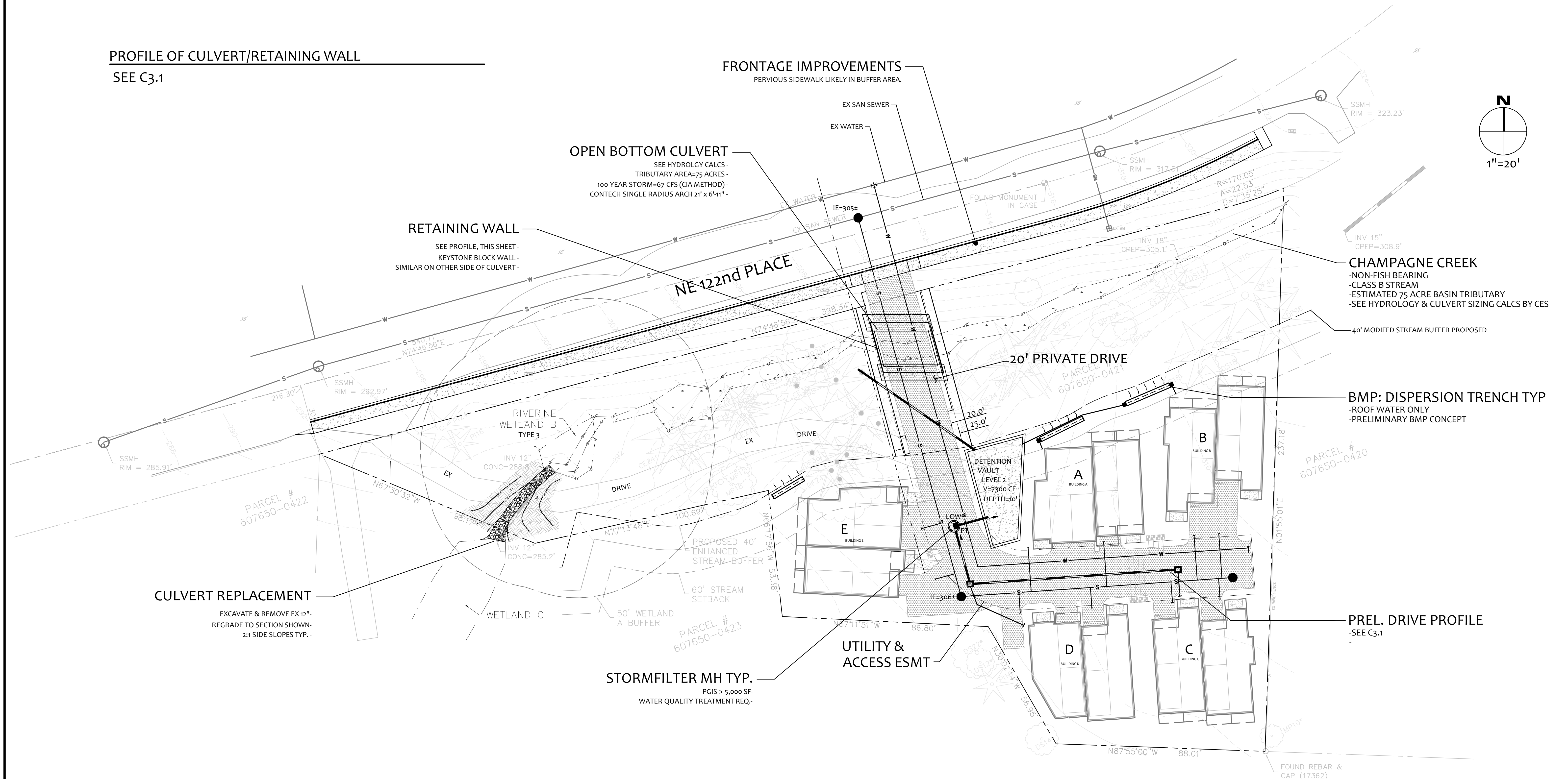
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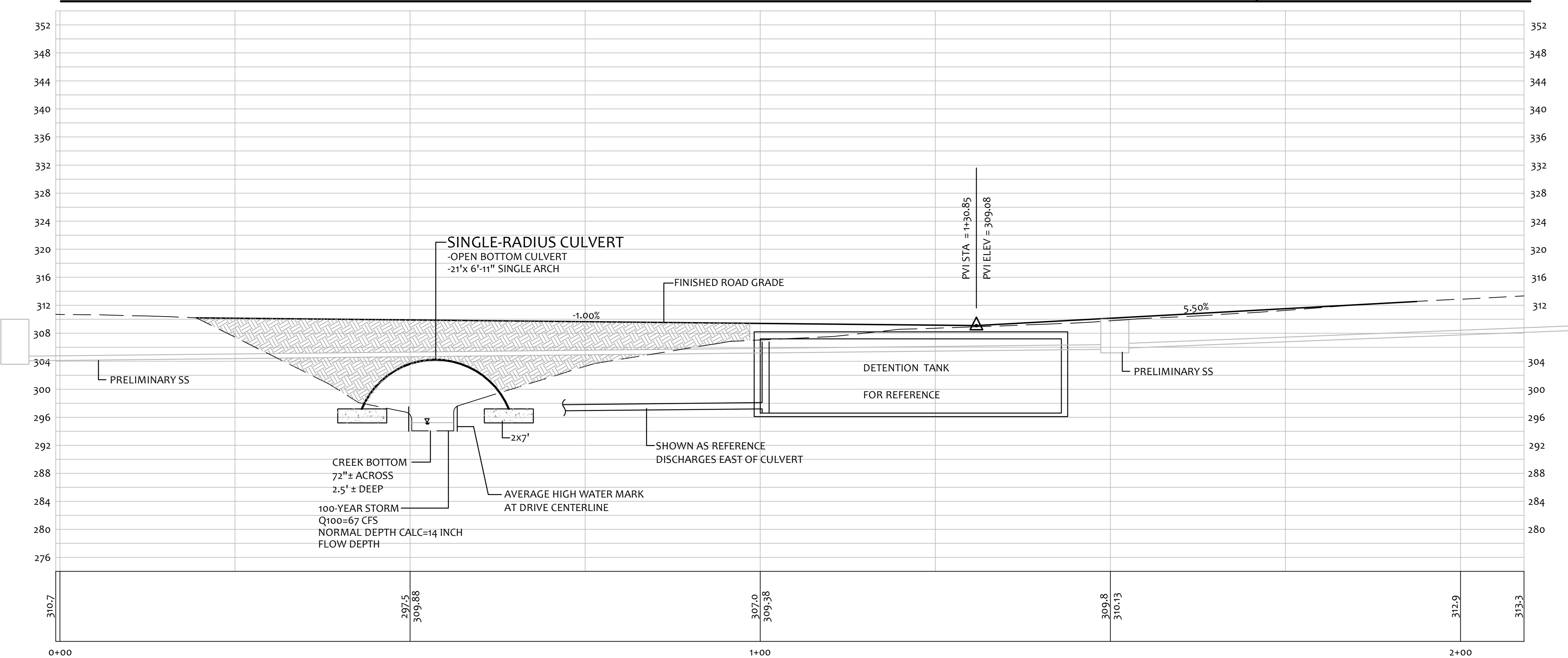
KIRKLAND COTTAGES

PRELIMINARY ENGINEERING

SEE C3.1



NO.	DATE	BY	REVISIONS	APPLICANT CHANDLER HOMES 10220 NE 110TH STREET KIRKLAND, WA 98033	DATE: Feb 25, 2016 JOB# 1430 DRAFTED: SS DESIGN: DE DIGITAL SIGNATURE	 <p>Feb 25, 2016</p> <p>CIVIL ENGINEERING SOLUTIONS</p> <p>2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US</p>	<p>PRELIMINARY ENGINEERING PLAN</p> <p>KIRKLAND COTTAGES 7845 NE 122nd PLACE, KIRKLAND, WA 98034</p>	DRAWING NO: C3.0 APN 607650-0421
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